

ARTICLE 3

Amendment Of Zoning Map Adopting the Multi-family Housing Overlay Districts and Amendment of Zoning Bylaw

Special Town Meeting | May 8, 2024

*Rachel Zsembery, Chair
Arlington Redevelopment Board*



BACKGROUND

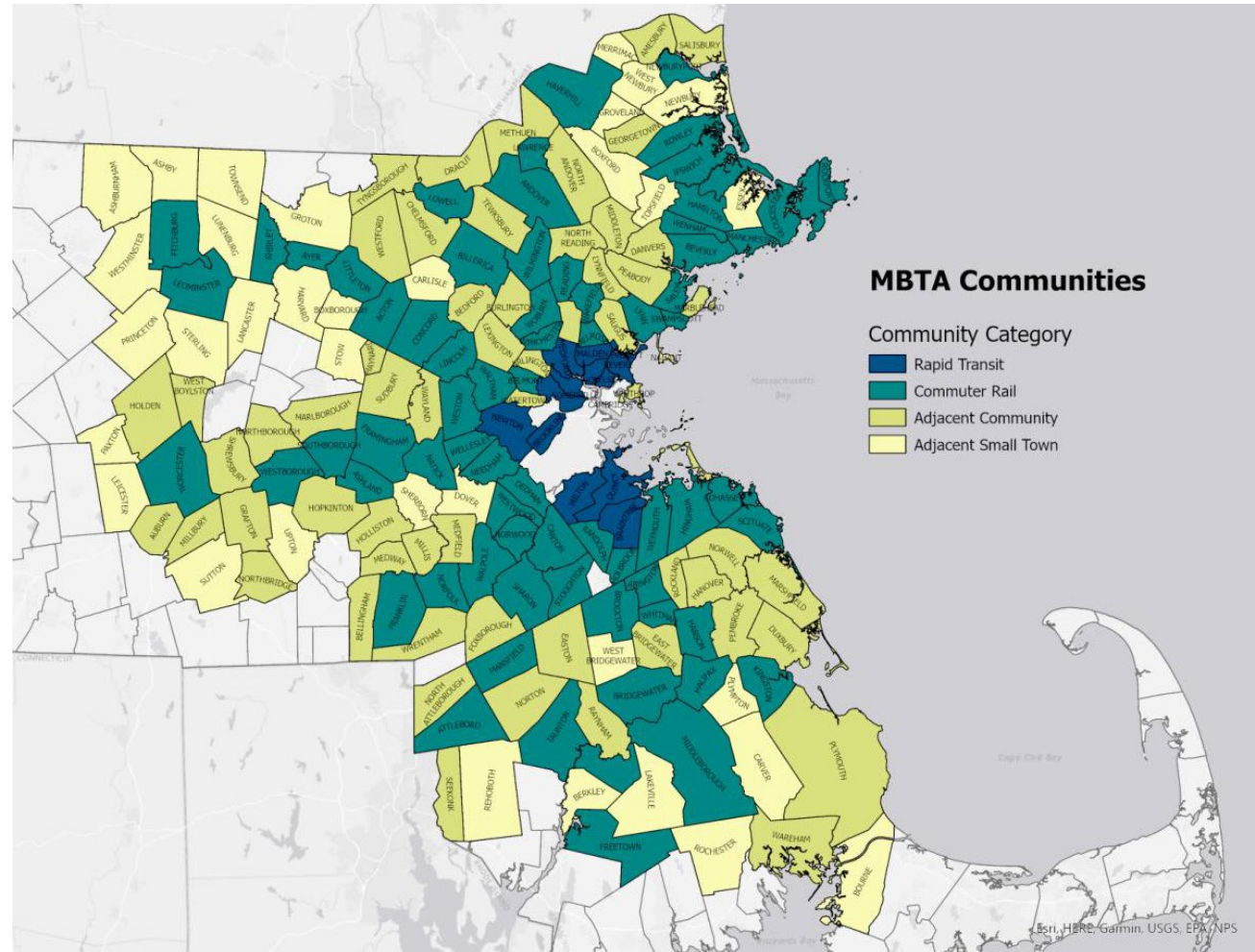
On October 25, 2023, during a Special Town Meeting, and after a year of public engagement, Town Meeting voted to amend the Town's Zoning Bylaw to adopt zoning consistent with M.G.L c.40A §3A, also known as MBTA Communities. In doing so, the town adopted two new overlay districts; the Neighborhood Multi-Family Housing Overlay District and the Mass Ave/Broadway Multi-Family Housing Overlay District.

The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the text of the Zoning Bylaw Amendment in Article 12, passed at the Fall 2023 Special Town Meeting, and has not identified any issues with the text as submitted.



REMINDER: WHAT IS SECTION 3A?

|| All 177 MBTA Communities must provide at least one zoning district where multi-family housing (3 or more dwellings) is allowed by right and meets additional district requirements*.



* Housing is permitted with at least 15 dwelling units per gross acre; housing **cannot** be age restricted, and the district **allows** housing that is suitable for families with children.

BACKGROUND

The Town has been made aware that the Office of the Attorney General has procedurally required that Town Meeting separately vote to adopt the Multi-Family Housing Overlay Districts Zoning Map.

During Fall 2023 Special Town Meeting, the Zoning Map and associated parcel lists presented with the Multi-Family Housing Overlay Districts were reviewed, debated, and discussed. Special Town Meeting even voted to reject specific amendments to the Zoning Map.

The proposed map and parcel list we are procedurally voting on today are identical to those that were presented to Town Meeting on October 25, 2023, when Town Meeting voted to amend the Zoning Bylaw to adopt the new Multi-Family Housing Overlay Districts.





AMENDMENT TEXT

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Amend the Zoning Map, and
Sections 4.1.2 and 4.2 as follows:

4.1.2 Overlay Districts

- (1) Floodplain District
- (2) Inland Wetland District
- (3) Multi-Family Housing Overlay
Districts

4.2 ZONING MAP

Zoning districts are shown on a map entitled “Zoning Map of the Town of Arlington, MA” and dated ~~November 16, 2020~~ May 14, 2021 (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including an overlay map entitled “~~Wetland and Floodplain Overlay~~” all Overlay Districts listed in Section 4.1.2 of this bylaw, are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.





Zoning

Draft for 2024
Special Town Meeting

New Overlay Districts

Mass Ave/Broadway
Multi-Family Housing

Neighborhood Multi-
Family Housing

Zoning District

B1: Neighborhood
Office

B2: Neighborhood
Business

B2A: Major Business

B3: Village Business

B4: Vehicular Oriented
Business

B5: Central Business

I: Industrial

MU: Multi-Use

OS: Open Space

PUD: Planned Unit
Development

R0: Large Lot Single
Family

R1: Single Family

R2: Two Family

R3: Three Family

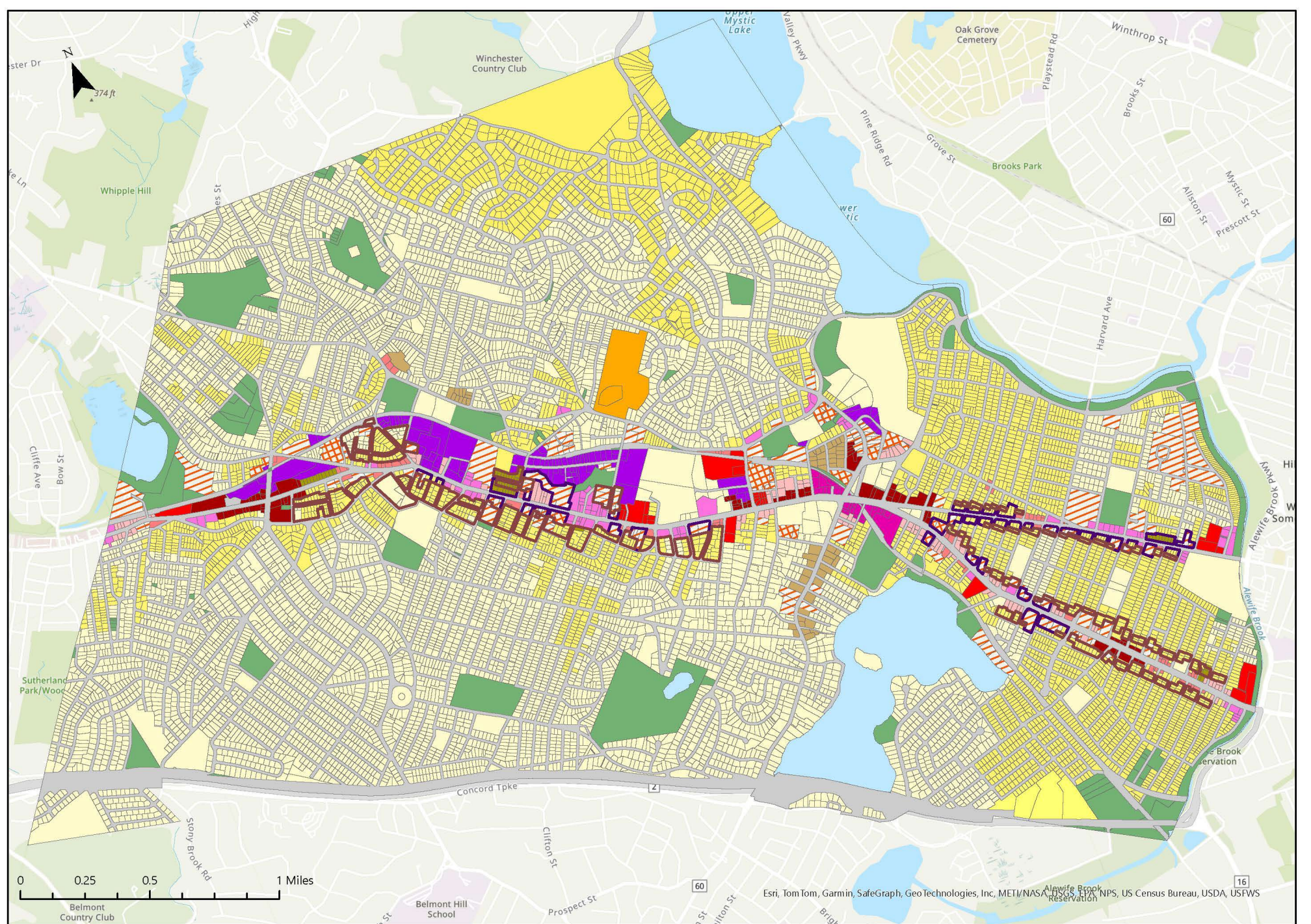
R4: Town House

R5: Apartments Low
Density

R6: Apartments Med
Density

R7: Apartments High
Density

T: Transportation



MULTI-FAMILY HOUSING OVERLAY DISTRICTS

as reviewed by Special Town Meeting
October 25, 2023

Multi-Family Housing Overlay Districts

Mass Ave/Broadway Multi-Family Overlay District

Neighborhood Multi-Family Overlay District

Existing Context

Open Space

Bike Trails / Multi-Use Paths

Local Historic Districts

